



MINUTES

PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY FEBRUARY 28TH, 2017 AT 6:00 P.M.
CORPORATION OF THE TOWN OF KINGSVILLE
2021 DIVISION RD N, KINGSVILLE, ONTARIO**

A. CALL TO ORDER

Chairperson Thomas Neufeld called the meeting to order at 6:00 p.m. with the following Committee members in attendance:

Members of Planning Advisory Committee	Members of Administration
<ul style="list-style-type: none">• Deputy Mayor Gord Queen• Councillor Thomas Neufeld• Ted Mastronardi• Shannon Olson	<ul style="list-style-type: none">• Manager of Planning & Development Services, Robert Brown

ABSENT: Town Planner, Kristina Brcic
Murray McLeod

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson Thomas Neufeld reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

No members disclosed any conflicts with the items being presented.

C. ADOPTION OF PLANNING ADVISORY COMMITTEE MEETING MINUTES DATED NOVEMBER 22ND, 2016

PAC – 01 – 2017

Moved by Gord Queen, seconded by Ted Mastronardi that the Planning Advisory Committee Meeting Minutes dated November 22nd, 2016 be adopted.

CARRIED

D. HEARINGS

1. ZBA/07/16 – King's Villa Condo – 342 Main St. E, 20, 24, & 28 Jasperson Dr.

Manager of Planning & Development Services, Robert Brown presented his report dated February 8th, 2017 to the Town of Kingsville Planning Advisory Committee regarding a proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Site Plan Approval (SPA) for lands owned by Guillermo & Rossana Moavro, located at 342 Main Street E and 20, 24 & 28 Jasperson Dr., in the Town of Kingsville

The Planning Advisory Committee was presented with information at the November 22, 2016 meeting regarding the proposed development on the subject lands. The Committee heard a number of concerns from the public concerning traffic impact, level of public notice, long-term impacts of other development including the pending large

format school and immediate impact of the development on an abutting neighbour on Jasperson Dr.

Planner, Jackie Lassaline from Lassaline Planning Consultants representing the applicant conducted a presentation on planning rationale for the proposed site development, outlining the specific details of the proposed development.

Frank Berry, from F.R. Berry & Associates outlined the traffic study findings and his history with the community

Committee member S. Olson directed questions to Mr. F. Berry in regards to increased traffic on Main St. and Jasperson Dr., questioning as to why traffic movements from Tim Horton's, McDonald's and Truax accesses were not included.

Mr. F. Berry noted that not all access points were included, however that does not alter the reported volume of traffic. The Tim Horton's/Esso access movement were included as it was the one aligned with the King's Villa Condo (Moavro) right-in/right-out access.

Chairperson T. Neufeld questioned the proposed 18% lot coverage. Planner, J. Lassaline from Lassaline Planning Consultants confirmed the 18% lot coverage.

Chairperson, T. Neufeld opened the meeting to questions and comments from the audience.

Harold Remark, 73 Remark Dr., questioned the sewer service connection and capacity. Planner, J. Lassaline from Lassaline Planning Consultants responded that all service capacity has been reviewed and approved by the Town.

Joe Wilds, 56 Jasperson Dr., asked about long term solutions to traffic in the area and where the Town will continue to cooperate with future development in the area in regards to addressing traffic issues. Manager of Planning & Development Services, Mr. R. Brown responded that joint access has been explored and is something being looked into for the future. Mr. F. Berry added that queuing issues had been reviewed and that a long term plan can be formulated as a result of synergies between the Town and development. Planner, J. Lassaline from Lassaline Planning Consultants noted that Otis is supportive of the development and connection point. Mr. R. Brown further confirmed that a joint access between Otis and King's Villa Condo (Moavro) will be required and included in the site plan agreement.

Jeff Robinson, 298 Cherrywood Dr., commented on Committee member S. Olson's comments in regards to providing additional commercial space that may not be required. Further Mr. J. Robinson raised concerns over upkeep of the property in that an owner living in a unit would show more pride in their property. Planner, J. Lassaline from Lassaline Planning Consultants replied that the commercial spaces will be those often found on the ground floors of condo's including live-work opportunities for residents. Mr. Alex Toth, of Baird AE, added that it would likely be personal service type of commercial businesses.

Tony Gaffan, 59 Wigle Ave, questioned if it was possible to obtain a more comprehensive traffic count, with the inclusion of seasons and days. And if it is possible to obtain past studies and work from the FreshCo(Otis) traffic study and compare to actual results and see how close the traffic study estimates and studies are compared to actuality. Mr. F. Berry responded that multiple season studies are complex and time consuming, however the Town has the FreshCo study. He concluded that actual traffic numbers for FreshCo were close to what was estimated.

James Gaffan, 98 Jasperson Dr., is not concerned with traffic, but questioned the timing of the zoning change to what is currently shown as Agricultural on the subject property? He also raised concern over who would be responsible for Jasperson Dr upgrades and construction. Planner, J. Lassaline from Lassaline Planning Consultants replied that the zoning change is commercial to residential/commercial for the front portion of the property, the rear of the property is remaining Agricultural. She further explained that

expansion of Jasperson Dr. is not required but construction of entrances would be the developers responsibility.

Brenda Gagnier, 342 Saddle Lane, moved to Kingsville in 2010 because of the small town atmosphere. She included population stats and building activity, and that she often travels around the area of the subject property. Manager of Planning & Development Services, Mr. R. Brown provided clarification on certain points in the resident's quoted statistics. Planner, J. Lassaline from Lassaline Planning Consultants outlined the current need for condos, stressing that it is a needed use and a residential commercial mix is better suited to the area. The Official Plan (OP) and Provincial Policy Statement (PPS) are our guides and are used to direct development, the zoning directs and limits the type of uses that will be put on the property. Future development would require future approvals and consideration by Council including both notice and presentation to the public.

Tom Ellwood, 32 Jasperson Dr., is a neighbour to the subject property and raised concerns that the joint access use of Otis / King's Villa Condo (Moavro) would then permit truck traffic from Jasperson to go thru King's Villa Condo (Moavro) to Otis. He further asked for more information on the shadow impact from November 22nd, 2016. Mr. A. Toth of Baird AE explained that there will be no shadow impact in the summer and only limited impact during the Winter for approximately two hours in the morning. Planner, J. Lassaline from Lassaline Planning Consultants concluded that it is not the intent to permit cross property truck traffic and the connection can be design to prohibit this type of movement. Mr. F. Berry of F.R. Berry & Associates, disagreed that the connection would lead to truck traffic using King's Villa Condo (Moavro) property to access Otis property.

Anna McIntosh, 72 Road 6 W, commented and questioned that when Otis was under construction there were water and power issues to the businesses on the south side. She questioned how long will construction take for this project and why are 9 storeys required? She also wanted to ensure that Fire Safety issues been addressed? Mr. A. Toth replied that a 9 storey building is what was decided to build and a Zoning amendment is still required, construction time will be one year plus. Manager of Planning & Development Services, Mr. R. Brown outlined that the fire department has been consulted and has indicated that fire code and building code will outline the necessary fire requirements for the building. No additional Town fire equipment will be required to service the building.

Kevin McWilliams, 672 McCracken Rd, indicated that he has lived here since 2011 and he goes elsewhere to shop because of the traffic. Mr. K. McWilliams is concerned about the people exiting the site and turning right to go down Jasperson Dr. by the arena. Manager of Planning & Development Services, Mr. R. Brown replied that the Jasperson Dr. realignment is pending and would result in no traffic be directed past the arena or near the sports field which would have impacted pedestrian crossing.

Denis Laporte, 261 Lakeview Ave., commented that traffic now comes down Emily Ave. to Lakeview Ave. causing Lakeview Ave. to be reconstructed. Mr. D. Laporte questioned as to why the Town has not undertaken a comprehensive look at traffic, adding that truck traffic and regular vehicular traffic on Main St. needs to be fixed first before the development moves forward. Mr. D. Laporte concluded by urging the Planning Advisory Committee to 'kick the application to the curb' as it will likely be taken to the OMB if it moves forward.

Chairperson T. Neufeld responded that people don't like traffic and they don't like change, but that he would rather see the Town building up then expanding out. Chairperson T. Neufeld sees this application as likely going to the OMB and the Town has previously spent a lot of money on a case that was lost. Chairperson T. Neufeld agrees with the public comments made but admits that this proposal makes good planning sense. Committee member G. Queen outlined that the Valente appeal was not a lost case but rather it improved the proposal and Council was in agreement with the settlement made at the OMB.

Cory Gosselin, 15 Angel Court, believed the Town should only permit a maximum of 6 storeys instead of the proposed nine stories as he doesn't see the need for nine storeys in the Town of Kingsville. Planner, J. Lassaline from Lassaline Planning Consultants outlined that intensification is encouraged as an ongoing need and that a certain density is required to support the ground floor commercial. This proposal is an example of compact development, where development is built up, and not spread outward.

Jason Martin, a local business owner in the Town of Kingsville, East of the area in question, asked for clarification on the permitted height should the re-zoning be approved. He added that there shouldn't be additional access to main until south side commercial access is combined. He concludes with the following comments that first the traffic needs to be fixed, and that he would rather have residential high rise instead of more commercial with regards to traffic volumes. Manager of Planning & Development Services, Mr. R. Brown replied that generally commercial is limited to 2 storeys in height but would have to be confirmed in the ZBL.

Deiba Wigle, is a Local Realtor, not a local resident, provided comment in support of the proposed development. Ms. D. Wigle stated that traffic is an issue and people are increasingly relocating to the area. People moving here from large towns often ask why does Kingsville not have a condo? People then go to other communities in search of a condo. Native Kingsville residents are also leaving because of a lack of condos. She added that the location of the proposed condo is convenient for walkability to surrounding amenities, shops and restaurants and would be an enhancement to the downtown core.

Committee member G. Queen asked for more information on traffic and requested an overview of the entire area from a planning standpoint as well as clarification on the proposed building height. He added that he is happy to have input from all who participated and that there may be an OMB appeal for this development.

PAC – 02 – 2017

Moved by, Gord Queen seconded by Shannon Olson that the Planning Advisory Committee receive the information presented to the Committee but not particularly endorse support of the requested Zoning By-law Amendment as it moves forward to Council.

CARRIED

E. BUSINESS / INFORMATION

F. ADJOURNMENT

PAC – 03 – 2017

Moved by Shannon Olson seconded by Gord Queen, that there being no further items of discussion, the meeting adjourn at 8:01 p.m.

CARRIED



CHAIRPERSON, Councillor Thomas Neufeld



RECORDING SECRETARY, Robert Brown